

SALIENT DATA SHEET

Carwash / Vape Store / U-Haul Business with Property

GENERAL INFORMATION	LEASE INFORMATION
5 bays (including 1 RV bay) Vape store started in April 2026 Business start date: 2023 Year built: 1989 Lot area: 17,895 sq ft Covered area: 3,733 sq ft Property tax: \$10,974	

Description	2025-2026 (Annually)	Projected (Annually)
Annual sales (from 2025 to July 2026; includes U-Haul commission of \$15,000)	\$490,281	\$490,281
Vape store income (started April 2026)	-	\$36,000
Total income	\$490,281	\$526,281
Supplies	\$20,000	\$20,000
Insurance	\$11,000	\$11,000
Operating cost	\$11,500	\$11,500
Utilities	\$23,900	\$23,900
Wages (1 employee working 8 hours daily)	\$52,800	\$52,800
Miscellaneous (taxes, office and cleaning supplies, accountant fees, repairs and maintenance, etc.)	\$15,000	\$15,000
Total expenses	\$134,200	\$134,200
Owner-operated net income*	\$356,081	\$392,081

Note: From mid-2023 to mid-2025, traffic was diverted due to road construction. The business has been running at its true potential for the last 12 months. There is an opportunity to add an oil-change service to increase income. The town assessment for the building in 2026 is \$722,000.

*Figures supplied by the owner. Buyers should verify all income, expenses and projections during due diligence.

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Please do not contact staff or owners directly. For appointments or further information, contact Ramesh Verma at eXp Realty: **403-903-7879**. Information has been supplied by the owner of the business. Ramesh Verma and eXp Realty take no responsibility for its accuracy. Prospective purchasers should conduct their own research and due diligence to verify the information.